

Land Use Regulation Update Committee *Town of Ferrisburgh, Vt.*

DRAFT – Minutes for meeting of May 26, 2020.

Members present (via teleconference): Bonnie Barnes, Gail Blasius, Carl Cole, Clark Hinsdale, Arabella Holzapfel, Karen Pettersen, Jean Richardson, Norm Smith.

1. Call to order. Arabella Holzapfel called the meeting to order at 5:30 p.m., via teleconference, using Zoom.

2. Minutes approval. Karen Pettersen made a motion to approve the minutes of the meeting on April 28, 2020, as submitted. Carl Cole seconded. All voted in favor. **Motion approved.**

3. Update on Municipal Planning Grant process and next steps. Arabella Holzapfel reported that she and Bonnie Barnes had spoken recently with Katie Raycroft-Meyer, the group's consultant from the Addison County Regional Planning Commission, about the Municipal Planning Grant. Titled "Visualizing Density." In view of the current inability to do effective public outreach, they believe it makes sense to start the next phase of the planning grant process by defining a few locations that are candidates for denser development, with the help of the committee and Raycroft-Meyer. She will, over the next few months, come up with some graphic scenarios of what different levels of density and different types of multi-use functions could look like at those locations.

Members of the committee present at the meeting agreed with the approach. A discussion followed about which areas of town would be best to focus on for the purposes of these graphic scenarios, and the group identified these locations as starting points:

- The town-owned land at the corner of US Route 7 and VT 22A, possibly including the land across Route 7.
- The area around the Town Offices/Community Center, roughly the intersection of Route 7 and Middlebrook Road/Little Chicago Road.
- Monkton Road, east of Route 7 (the location of the Dollar Store and former Denecker location and eastward).
- The intersection of Old Hollow Road, Stage Road and Route 7, particularly off Route 7, either east or west or both, whichever seems most appropriate.

Raycroft-Meyer will explore these locations and identify the most suitable ones to focus on in drafting graphic scenarios. Holzapfel said when those are completed, possibly by September, the grant process will continue with public outreach to get feedback on those images/visualizations/ideas, to get townspeople thinking about what they want Ferrisburgh to look like.

While Raycroft-Meyer is working on these scenarios, she will be checking in every few weeks with Holzapfel and Barnes and anyone else who's interested. The first check-in is set

for June 18 at 2 p.m., via Zoom. Committee members can join this and subsequent check-ins by requesting a Zoom meeting link from Holzapfel.

4. Acknowledgement of LURUC progress to date and forecast for the future. There was a discussion at the meeting about uncoupling the “Visualizing Density” planning grant process from the job of rewriting the town’s land use regulations, the blanket term the group has adopted for the zoning bylaws and subdivision rules.

The group has a draft of the new regulations mostly completed, and thinks it’s reasonable to expect a vote on the new regulations by townspeople in November. This would mean being done with the rewrite itself this summer, to provide time to go over the new documents with the Zoning Board, the Planning Commission and the Selectboard, and to schedule public hearings ahead of a vote. Jean Richardson, who is coordinating a subgroup of the committee concentrating on the actual rewrite, said finalizing the zoning map is among the outstanding tasks, but suggested that is made somewhat easier because the new map will need to be very close to the map adopted as part of the new Town Plan.

Several board members said it would be good to get the regulations done and approved, and then be able to pursue the density decisions further down the road, making any changes necessary to the new land use regulations.

Clark Hinsdale suggested decisions coming down the road for local schools will need to be considered when the town begins thinking in new ways about density of development. One question might be, What size community are we designing our education system for?

Arabella Holzapfel said it had been her plan to check in with the Selectboard occasionally during the land use regulation rewrite, and said she hoped to attend a future meeting and walk them through the process so far. An update on the committee’s work is now on the agenda for the Selectboard meeting on June 2.

Jean Richardson said she would develop a document that includes the highlights of what the committee is trying to do with the town’s land use regulations.

Arabella Holzapfel also wanted to talk with committee members about the length of the process—it’s been about two years since consultant Brandy Saxton presented the group with her thoughts about the rewrite, which marked the official start of the effort. Holzapfel suggested committee members give it some thought, and if they decided they’d done all they could and wanted to move on to other things, they could just let her know. Bonnie Barnes said this seemed like a good time for a check-in with the members of the committee. She said they’d accomplished a lot and that there was still lots to do. She also said that if anyone knew others who would want to be involved going forward, they should let her and Holzapfel know.

5. Other business. Carl Cole wanted to confirm that the group was tentatively shooting for a vote on the new regulations in November, and other members said they thought that should be the goal.

6. Adjournment. Norm Smith made a motion to adjourn the meeting at 6:30 p.m. Carl Cole seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells